



96 Far Banks, Honley, Holmfirth, HD9 6NW

Asking Price £580,000

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*INDIVIDUAL DESIGNED PROPERTY, WITHIN PRIVATE GROUNDS. This substantial 4 bedroom, detached property nestled within the sought after village of Honley, where most daily requirements can be satisfied in the villages of Honley or Holmfirth. The property has excellent rail links with Sheffield and Huddersfield, as well as having access to well renowned local schooling.*

*Boasting 4 bedrooms with en suite facilities to the master bedroom, the property is further enhanced by 2 reception rooms, a magnificent breakfast kitchen with quartz work surfaces and integrated appliances, as well as gardens to all 4 sides and a large driveway providing ample off-road parking accessed via an electrically operated gate.*

*Only by a personal inspection can one truly appreciate the size, quality and position of this outstanding family home.*

*Energy Rating: D*





## GROUND FLOOR:

Enter the property through a composite external door with sealed unit double glazed panels into:-

### Entrance Hall

With Amtico style flooring, a central heating radiator set behind fretwork panel and ceiling coving. There are built-in store cupboards and also a built-in understairs store cupboard.

### Lounge

22'1" x 11'6" (6.73m x 3.51m)

A most spacious living room which is fitted with a uPVC double glazed window to 3 sides and French doors into the front gardens. There are also 2 central heating radiators set behind fretwork panels and exposed ceiling beams.

### Dining Room

12'7" x 11'0" (3.84m x 3.35m)

The flooring from the entrance hall extends into the dining room which has a uPVC double glazed window, central heating radiator set behind a fretwork panel, ceiling coving and centre ceiling rose.

### Dining Kitchen

17'8" x 13'3" (5.38m x 4.04m)

Beautifully presented, this spacious breakfast kitchen is fitted with a range of high gloss wall and base units with quartz work surfaces and LED ceiling lights. There is a central island with 1.5 bowl sink unit, mixer taps and side drainer and quartz work surface. The kitchen has integral appliances including 4 ring induction hob with overhead extractor fan and light, a central heating radiator, split level double oven and grill, together with a fridge and freezer. uPVC double glazed French doors lead out on to the rear terrace and provide plenty of natural light to this superb dining kitchen.





### Bedroom

13'2" x 10'5" (4.01m x 3.18m)

Having uPVC double glazed windows to both the front and side, with a peaceful wooded outlook. There is a central heating radiator, fitted 5 door wardrobes with hanging and shelving facilities and a work station with drawer units to the side.

### Shower Room

A beautifully presented 3 piece shower suite which comprises of a high flush, Burlington brushed chrome cistern WC, vanity wash bowl with cupboards beneath and chrome mixer taps, together with a double width walk-in shower cubicle with rain water head and additional hose attachment. There is a central heating radiator/towel rail, uPVC double glazed window, Amtico style flooring and full tiling to the shower area.

### Side Entrance Porch

Accessed via an external door. There are uPVC double glazed windows and ceramic tiled flooring which extends into the utility.

### Utility

6'2" x 5'10" (1.88m x 1.78m)

Being plumbed for a washing machine. There are base units, wall cupboards and a central heating radiator.

### FIRST FLOOR:

#### Landing

With a uPVC double glazed window.

#### Master Bedroom

13'0" x 14'9" (3.96m x 4.50m)

A most spacious master bedroom which is situated to the



front of the property and enjoys a peaceful wooded outlook. There is sunken low voltage lighting, a central heating radiator and fitted wardrobes with sliding doors and providing hanging and shelving facilities. A door provides access to the en suite shower room.

### Shower Room

Being fully tiled to both the walls and floor. This room is furnished with a 3 piece white suite incorporating low flush WC, vanity wash basin with cupboards and drawer units beneath, corner shower cubicle with rainwater head shower. There is a chrome ladder style radiator and uPVC double glazed window.

### Bedroom

10'4" x 8'0" (3.15m x 2.44m)

With a central heating radiator, sunken low voltage lighting and a uPVC double glazed window.

### Bathroom

Being part tiled to the walls, having a 3 piece suite incorporating low flush WC, vanity wash basin with cupboards and drawer units beneath and chrome mixer taps, together with a panelled bath with overhead rainwater shower head, antique style mixer taps and additional shower hose. There is also a uPVC double glazed window, chrome ladder style radiator and sunken LED lighting.

### Bedroom

17'3" x 10'8" max (5.26m x 3.25m max)

Designed to have a bedroom area with sliding door, fitted wardrobes. There is a uPVC double glazed window with wooded outlook, a central heating radiator and open plan to a dressing area/work station area which has sunken LED lighting, a central heating radiator and a uPVC double glazed window.



#### TENURE:

Freehold

#### COUNCIL TAX BAND:

E

#### MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

#### ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

#### OUTSIDE:

The property is accessed through the electronic entrance gates which lead on to a block sett driveway with parking for 6/8 vehicles. Set on to a private, corner plot with gardens to 4 sides. The gardens comprise of a formal lawned area, flagged terrace and patio and tiered mature landscaped gardens with superb wooded outlook.

#### BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

#### DIRECTIONS:

Leave Huddersfield via Chapel Hill and proceed to the traffic lights at Lockwood taking a left hand turning onto the Woodhead Road. Proceed through Lockwood and Berry Brown and upon reaching Honley Village take a right hand turning, and then the first left onto Old Turnpike. Proceed to the top of the hill taking a left hand turning, continue along this road which becomes Far Banks and the property is located on the right hand side.







Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
 1683.44 ft<sup>2</sup>  
 156.40 m<sup>2</sup>

Reduced headroom  
 31.46 ft<sup>2</sup>  
 2.92 m<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom  
 (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

- There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
- None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors. PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

